

MINUTES OF MEETING  
OF THE BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF HAYS §

LASALLE MUNICIPAL UTILITY DISTRICT NO. 2 §

The Board of Directors (the "Board" or the "Board of Directors") of LaSalle Municipal Utility District No. 2 (also sometimes referred to herein as the "District") met in special session, open to the public, at 7401 B. Hwy. 71 West, Suite 160, Austin, Texas, a designated office outside the District, on September 23, 2021, and the roll was called of the members of the Board to-wit:

Kevin L. Bales	President
Chris Synan	Vice President
Mark S. Baldwin	Treasurer/Assistant Secretary
Douglas Jay Dwyer	Assistant Secretary

All members of the Board were present at the commencement of the meeting except Director Bales. The record shall reflect Director Bales entered the meeting under item 4 herein. All directors present at the time the vote was taken voted on all items that came before the Board. Also present were Andy Barrett of Barrett & Associates, PLLC ("Barrett & Associates"), attorney for the District; Kimberly Studdard, legal assistant of Winstead PC ("Winstead"); Keith Young and Jacob Harris of Doucet & Associates, Inc. ("Doucet & Associates"), engineers for the District; and Justin Taack with Bott & Douthitt, PLLC ("Bott & Douthitt"), bookkeepers for the District. In addition, Brandon Wunsch, proposed director to fill a vacancy as further detailed in item 3 attended the meeting and participated in the remainder of the meeting, following his appointment, as a voting member of the Board.

1. The Board called for public communications and comments, however, none being heard, the Board moved on to the next item of business.

2. The Board confirmed receipt of the Minutes from the Board's May 28, 2021 Board meeting. Following a review of such Minutes and motion by Director Baldwin, seconded by Director Synan and unanimously carried, said Minutes were approved as written.

3. The Board next reviewed an Order Appointing Director, and upon motion by Director Baldwin, second by Director Synan and unanimously approved, the Board adopted said Order Appointing Director which appointed Brandon Wunsch to fill the vacant 5th position on the Board with a term of office ending in May 7, 2022. Mr. Wunsch executed the Statement of Officer form and was administered his Oath of Office.

4. The record shall reflect Director Bales entered the meeting at this time. Upon motion by Director Baldwin, seconded by Director Synan, the Exclusions Hearing was opened to the public. The Board reviewed the Petition for Exclusion of Lands from the District by Substitution ("Petition for Exclusion"), noting formal Notice of the Exclusions Hearing had been published in the newspaper, as required by law, and that this was the next step in the exclusions process. The Petition was received by LaSalle Holdings, Ltd. ("LaSalle Holdings") and TACK Waterstone, LLC ("TACK", and together with LaSalle Holdings, the "Petitioners") and requests that the approximately 161.3 acre tract owned by the Petitioners be excluded from the District, and simultaneously, a property of roughly the exact same acreage and value be added to the District in conjunction with the exclusion to, among other things, redefine the boundaries slightly to accommodate the requests of a potential purchaser of property and homebuilder within the District.

Mr. Barrett noted that the Engineer reviewed the Petition for Exclusion and conducted a feasibility study to determine if the exclusion of the 161.3 acres from the District by substitution would have any adverse effect on the District. In its Site Feasibility Report dated August 31, 2021 ("Site Feasibility Report"), the Engineer determined that the Petition meets the criteria for exclusion because the District has no outstanding bonds payable in whole or in part from taxes and that the proposed exclusion would not represent an adverse impact to the District as it does not contribute tax revenue to the District. It was determined that the costs of providing District facilities and services would be roughly the same between the two tracts. Additionally, Mr. Barrett briefly discussed an Appraisal performed by certified appraiser, Bolton Real Estate, and related Letter, noting Mr. Bolton determined that the land proposed for exclusion and the land proposed for inclusion into the District are of equal taxable value. Ms. Studdard then asked if there were any property owners attending this meeting that would like to request that their property be excluded from the District. There were no requests from the public, and upon motion by Director Baldwin, seconded by Director Synan, the Exclusions Hearing was closed.

The Board next reviewed a Petition for the Addition of Lands into the District by Substitution ("Petition for Addition"), as previously discussed, and received by the Petitioners for the proposed addition of 161.3 acres of land into the District simultaneously with the aforementioned exclusion. Mr. Barrett referred to the previously discussed Site Feasibility Report and Appraisal Letter as support for the addition. Mr. Young confirmed his recommendation to the Board to exclude and simultaneously include the previously described parcels of land, noting the land swap would be acre for acre and that the costs to develop both properties are essentially the same, and therefore, previously authorized bond amounts should remain intact. Upon motion by Director Bales, seconded by Director Synan, the Board unanimously approved the exclusion of land from the current boundaries of the District and the simultaneous inclusion of land from the current boundaries of the District.

5. Following approval of the changes to the current boundaries of the District, the Board reviewed an Order Showing Exclusions, Adding Lands and Redefining Boundaries. Following such review, upon motion by Director Bales, seconded by Director Synan and unanimously carried, the Board approved said Order and authorized the execution, filing and recording thereof.

6. The Board was then presented with an Amended Order Calling Public Hearing on Exclusion of Land and Authorization of Publication of Hearing, and it was noted that although an

Order Calling Public Hearing on Exclusion was previously approved by the Board, the meeting date and notice dates were revised to allow for more time to gather supporting documents necessary for the Hearing. As is such, and upon motion by Director Synan, seconded by Director Bales, the Board unanimously approved and ratified the Amended Order Calling Public Hearing on Exclusion of Land and Authorization of Publication of Hearing.

7. Ms. Studdard noted that any time a District's boundaries are revised, an Amended District Information form must be filed with the Texas Commission on Environmental Quality. With the Petitions granted by the Board, the Board reviewed the proposed Amended District Information Form, and upon motion by Director Bales, seconded by Director Synan and unanimously carried, the Board approved said Amended District Information form and authorized execution and filing thereof

8. Jacob Harris with Doucet & Associates briefly discussed engineering matters with the Board, noting the developer is planning to begin construction on boulevard from the west side in November 2021, and that construction on the first section of residential homes is slated to begin in January or February of 2022. Additionally, it was noted that a preliminary plans for a Master Drainage Plan between all five LaSalle districts is currently underway. Mr. Barrett confirmed there was no action needed by the Board at this time with regard to said Master Drainage Plan.

9. With regard to any additional water and sewer related agreements, easements, assignments or related cost sharing agreements, Mr. Barrett noted there was nothing needed at this time.

10. Justin Taack then presented the Board with a Cash Activity Report, noting action was needed with regard to director and vendor payments, as reflected in said Report, and that, upon appointment of Director Wunsch, Justin would add his information to Bott & Douthitt's system so he can cut Director Wunsch's check for the meeting that day. Upon motion by Director Bales and seconded by Director Synan, the Cash Activity Report and disbursement of funds in accordance therewith was unanimously approved.

11. Ms. Studdard then discussed with the Board the renewal of their routine insurance and bonds which could possibly come due before the Board's next meeting date, noting she would like to seek approval for said insurance in advance of the current policy's expiration in the event the Board does not meet before said expiration date. Upon motion by Director Baldwin, seconded by Director Synan, the Board unanimously approved the renewal of routine insurance and bonds upon expiration of the current policy term.

12. The Board confirmed there was no need to set a next meeting date at this time, and there being no further business to conduct, Director Synan moved that the meeting be adjourned, which motion was seconded by Director Bales, and unanimously approved, and the Board adjourned until further call.

APPROVED AND ADOPTED this 9<sup>th</sup> day of February, 2022.



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Brandon Wunsch, Secretary  
Board of Directors  
LaSalle Municipal Utility District No. 2

